

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/486 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$542,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|-----------------------------------|-----------|--------------|
| 1 | 2/179 Power St HAWTHORN 3122 | \$540,000 | 24/09/2023 |
| 2 | 24/168 Power St HAWTHORN 3122 | \$535,600 | 01/03/2024 |
| 3 | 30/3 Kooyongkoot Rd HAWTHORN 3122 | \$529,000 | 16/12/2023 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/03/2024 13:36



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

December quarter 2023: \$542,500

Comparable Properties



2/179 Power St HAWTHORN 3122 (VG)

Agent Comments

 2  -  -

Price: \$540,000

Method: Sale

Date: 24/09/2023

Property Type: Strata Unit/Flat



24/168 Power St HAWTHORN 3122 (REI)

Agent Comments

 2  1  1

Price: \$535,600

Method: Private Sale

Date: 01/03/2024

Property Type: Unit



30/3 Kooyongkoot Rd HAWTHORN 3122 (REI)

Agent Comments

 2  1  1

Price: \$529,000

Method: Auction Sale

Date: 16/12/2023

Property Type: Apartment

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199